

Appendix B Summary of objections

Principle

Contrary to development plan, NPPF and the Draft Emsworth Neighbourhood Plan and the Westbourne Neighbourhood Plan which seek to protect green spaces.

This location is outside of the defined urban area as defined by Policies CS17 and AL2 of the Local Plan.

The site is not included in the pre-submission Local Plan 2036

Unsustainable - site previously determined not suitable for development

Area overwhelmed with housing.

Draft local plan identifies sufficient land to meet housing need and this site not required to meet housing need. The Council has a robust five-year housing supply in place, so there is no justification to develop this site

Under Policy IN 1 of the pre-submission Local Plan 2036 the site is safeguarded for a potential flood alleviation scheme

Excessive amount of development and loss of greenfields in the area over recent years, loss of greenspaces should be resisted.

Lack of joined up thinking with other Authorities in West Sussex

Not sustainable with poor access to public transport

Overdevelopment and out of character

Ever more housing in the area overstressing underlying systems such as educational, medical, employment as well as transportation facilities in the area, and jobs opportunities

Loss of open space, extinguishment of ROW and building in flood zones 2 and 3 would be contrary to the NPPF

Using this very enclosed space for building seems excessive given the other, larger and more accessible areas already earmarked for building within a 1 or 2-mile radius

Highways

Transport Statement is inadequate and not plausible.

Highways in the area already struggle with the volume of traffic. Inadequate parking. Poorly related parking spaces.

All these cars would access the site via Westwood Close, which is very narrow, and would get onto New Brighton Road via Westbourne Avenue or Wickor Way. Getting out of these roads is already difficult at peak times of the day.

Westwood Close is narrow and highway network unable to cope with additional traffic

Proposed layout and in particular plot 1 would result in cars parking in Westwood Close with associated congestion.

Making the footpath more accessible will attract car visitors adding to congestion.

Adverse impact of additional traffic on the setting of Westbourne village

During the Hampshire Farm development, the surfaces of local roads were badly damaged by heavy vehicles and have never been fully restored to their original condition

Cumulative impacts on infrastructure and services and in particular traffic on Southleigh Road needs to be considered

There is a cycle path which runs from Westbourne Avenue up to the road leading to Westbourne village, which is used by many people, both adults and young children. This path runs south and feeds into the road near the entrance to Westwood Close. Building more houses here with access crossing this cycle route is an accident waiting to happen. Already visibility exiting Westwood Close and Elderfield Close is extremely limited and approving this new site, which will add numerous car journeys each day will add to the danger.

A covenant to stop trade vehicles parking on the development site could result in these vehicles being parked in surrounding roads. Already the northern end of Westbourne Avenue appears to be used for parking, presumably by residents who can't or don't want to park their vehicles outside their houses in nearby roads

The Transport Statement based on a Skoda Octavia demonstrates that there is little room for safe parking and it would only need vehicles to be badly parked for access by residents to be impossible. This will be compounded as many people choose to drive larger cars and owners can expect many scrapes and knocks

Regarding pedestrian access a footpath is only provided on both sides of Westwood Close for the first part of its length. The proposed site plan shows the access road becoming narrower as it enters the site with no footpath at all in places. This is not acceptable.

Westwood Close is a narrow road constructed to serve a very small number of properties when car ownership and usage was at a much lower level than today. It is unsuitable to serve a development of this planned size. The likely additional number of vehicle movements on both Wickor Way and Westbourne Avenue would also have a detrimental effect on the quality of the lives of residents there and add to the difficulties of joining New Brighton Road at peak times.

The current roads, Westwood Close, Westbourne Avenue and Wickor Way are not suitable for the increase in vehicle movements that this development would cause.

The priority was recently changed at the junction of Wickor Way and Westbourne Avenue, and as a result many more cars travel south along Westbourne Avenue, many at speeds exceeding the limit.

Increased likelihood of need for additional traffic lights and serious accidents more likely.

Footpath 73

The footpath forms part of the Sussex Border Path and in turn an integral part of the Sussex footpaths, and was once the main path between Emsworth and Westbourne. It is heavily used. Realignment closer to the river Ems as proposed by the developer places it in a Flood Zone 2-3 area with a higher water table and more liable to flooding. Considering the number of people using this path, this will soon be a quagmire.

Adverse impact on rural setting of the public footpath from new housing development in close proximity to the diverted route.

Footpath diversion would be on lower land, and a route on higher ground should also be provided

When walking from the south there is a beautiful view of Westbourne Church, which would be lost if the development proceeds. No effort had been made by the developer to preserve this view.

Impact on neighbouring properties

Poorly designed proposal resulting in a cramped over development of the site with associated loss of privacy and nuisance from traffic and car headlights and disturbance from construction works to existing residents.

Security risk from footpaths adjacent Westwood Close

Plot 1 would be close to houses in Westwood Close and out of character with existing houses which are set back with open plan gardens

Properties in Westbourne Avenue have rear accesses to the land which would be lost

This proposed development will adversely impact Mill Meadows Farm and its economic viability with increased security risk, diversion of the footpath results in dog walking closer to the farm boundary with added treat to livestock, reduced floodplain with increased flood risk.

Changed outlook from field to housing will devalue property.

Loss of privacy

Loss of turning head which provides a safe area for children to play/visitor parking.

Visual amenities and environment

By allowing the above development, destruction and contamination of another open natural space would be a dreadful impairment to the boroughs responsibility to provide for and nurture our natural environment.

The gaps between Emsworth and Havant are already being further encroached upon with approved, large developments. It is important to the people of Emsworth to retain this open space to the east of Emsworth and preserve the animal and bird life there. It is one of the few remaining open field walks remaining locally, forms part of a 'wildlife corridor' along the Ems and is the habitat of protected species of bat.

Building on this site will change the character of the area and will effectively join together Emsworth and Westbourne and adversely impact the village character of Westbourne. The gentle transition between built area and countryside would be replaced with a hard edge.

The application site forms part of Landscape Character Area 21 (Southleigh Forest) in Landscape Character Assessment Sensitivity Report 2007 updated May 2015, specifically 21.4. which is area to the west and south of Hollybank Woods. Landscape Capacity is considered Medium/Low because development would encroach on the river valley landscape, there would be a negative impact on key visual characteristics and development would "erode the very narrow gap between New Brighton and Westbourne and would merge settlements of distinctly different character". The recommendation of the Landscape Character Assessment is "Although the capacity of the land parcel is medium/low, it is recommended that no part of land parcel LCA 21.4 is taken forward for potential growth as the open landscape remaining outside of the country park is particularly

sensitive as part of the pasture landscape to the Forest of Bere in the north and the riverine landscape of River Ems in the south"

The main attraction of this pathway is its surprisingly remote and unspoiled quality in this crowded part of England. In addition, the section between Emsworth and Westbourne has a greatly admired view northwards to Westbourne church, a particularly important feature that will be destroyed by the proposed development.

Loss of healthy route, that encourages walking and cycling, keeping us and our children out of our cars and is beneficial to our physical and mental wellbeing.

'Open space has an important role to play in enhancing the quality of the environment in order that sustainable growth can be achieved creating a place where people want to live, visit and invest.

Loss of a Green Environment which provides for better mental well being

Flooding and Drainage

The draft local plan safeguards the site for a flood alleviation scheme. This scheme will reduce the flood risk to approximately 300 homes in the Emsworth/Westbourne area. This is a critical project for local residents which cannot be put at risk by this application.

The FAR plan is inaccurate, and the FAR is not a suitably rigorous assessment of the flood risk on the site and there are several key or crucial issues.

Area floods and previously considered not suitable for residential development.

Ground conditions inappropriate for SUDS.

The site has the potential to provide capacity to alleviate flooding in the area and should not be built on.

Climate change cannot be ignored and will affect our weather leading to wetter winters. This field is already waterlogged in winter now.

The local sewage network is old and was built to cope with far fewer houses than we currently have in Emsworth. Houses in many parts of Emsworth, particularly those near the sea, frequently have problems with overloaded sewers

If present extraction from the River Ems was to reduce the Ems would revert to its natural flow and the area become water meadow.

Ecology/conservation

Development of a beautiful and vulnerable water meadow assessed as inappropriate for housing, and not included in either the current Local Plan, or the emerging Local Plan

Housing and use of SUDS is a pollution risk in proximity to the River Ems.

Erosion of the corridor between Emsworth / Westbourne and the valuable 'green' through routes from the Downs to the Sea.

The field is the last publicly accessible field in Emsworth. It is a natural green corridor separating West Sussex from Hampshire. Should be designated as a Local Green Space

Loss of trees including those of veteran status ancient hedgerows.

Adverse impact on wildlife including protected species

This development within a field used for grazing cattle represents an Increased risk of harm to livestock and many endangered species dependent on this section of the River Ems

Development will impact negatively on the recent enhancement of the River Ems as a rare chalk stream that support the habitats of rare and endangered species, and prevent the future necessary works to ensure continued ecological viability.

The proposed development - with particular reference to its inadequate proposed land drainage systems and increasing footpath traffic close to the river - poses a severe impact on recent improvements on this important chalkstream habitat. The connection between the chalk downs of the South Downs National Park and the significant SSSI of Chichester Harbour the health of the Ems is critical and the potential impact of the increased urbanisation resulting from this development will impact on these critical improvements

Destroy corridor for free movement of wildlife

Brook Meadow Conservation Group are concerned that this development, if permitted, may have adverse effects on flows and water quality downstream in the River Ems. This river flows through the Local Nature Reserve of Brook Meadow, which we manage on behalf of the owner, Havant Borough Council.

wild life surveys carried out on behalf of the developers is inaccurate.

Field used at night as a navigation route by migrating birds

Other matters

Archaeological concerns

Loss of agricultural land

Insufficient services including shops, doctors and schools to cope with further development

With the huge housing development on Southleigh Road and more smaller areas being started either side of Horndean Road/Commley Hill, how can the local community sustain the resultant increase?

The layout awkward in respect to footpaths and bin collection

Southleigh development should come forward more quickly as the proposed housing could be better accommodated here.

The new roadway at the eastern margin would presumably have street lighting. This could have negative impact upon the South Downs Dark Skies Reserve - the park boundary being less than 2 km distant.

Affordable homes unlikely to be provided and would be beyond income of local young people